

ARCHITECTURAL REVIEW BOARD
December 6, 1983

MEMBERS PRESENT: William Lynch
Eldred Melton
Jouett Sheetinger
Charlotte Stagner
Bradley Yount (5)

MEMBERS ABSENT: None (0)

There being a quorum, the meeting was called to order by Chairman Lynch.

At this point, Chairman Lynch introduced a new member to the Board, Mr. Jouett Sheetinger. The Board members expressed their welcome.

There was discussion on the November 9, 1983 minutes regarding the KEA vote showing the motion passing 3-1. Mrs. Stagner stated that she abstained. It was explained later in the meeting that an abstention goes with the majority vote. Mrs. Stagner moved that the minutes be approved with the above change being made. Mr. Yount seconded the motion. The motion carried unanimously.

Bradley Yount brought up Certificates of Appropriateness for discussion later in the meeting. Mr. Yount also brought up property on Conway Street owned by Dean Sorg. Mr. Sorg went before the Board earlier and was putting windows in that were not approved by the Board. Mr. Yount requested Randy Shipp check this matter.

At this point, the Chairman declared discussion open on new business and Bradley Yount brought up the matter of Certificate of Appropriateness. Mr. Yount stated that if an item is approved, the Board should forward such Certificate stating why it is appropriate and if the Board denies an item, the applicant should receive transmittal as to why it is not appropriate.

The first item on the agenda was a request which was deferred from the last meeting. The Kentucky Bar Association requests to have the property located at 514 W. Main moved to another location or torn down. Mr. Bruce Davis, member of the Bar Association, was present and stated they wanted the building removed to enhance the view of the Bar Association building. Mr. Davis stated that one idea the Bar Association had given some thought to was to fix up the building for visiting lawyers for office space and a place to stay overnight. Mr. O. V. Barnard, Hoge House, stated he had no objection to the request as long as the property is maintained. Ms. Eleanor O'Rear, Liberty Hall Chairman, stated they had no objection to the request, but was concerned as to what might go there later. Mrs. Stagner felt a visual plan was needed. Following further discussion, a motion was made by Mr. Sheetinger to defer action and that the Bar Association look into a use for the house and if that is not feasible, submit a plan of what the lot would look like vacant.

The motion was seconded by Mrs. Stagner and carried unanimously.

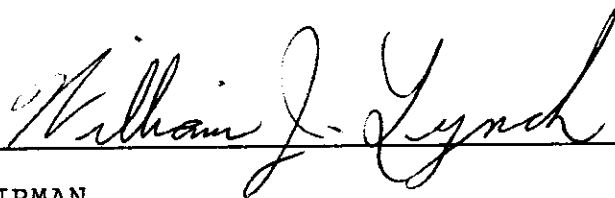
The next item of discussion was a request from Randy Bacon for the installation of a fascia sign for property located at 221-223 W. Broadway. Randy Shipp stated that the applicant wished to install a flush mounted fascia sign on the Lewis Street facade of this property. The sign would be painted on 3/4" marine plywood and be approximately 8' x 12'. The sign would be located on the second floor. The design is of a tree with white fruit. Mrs. Melton stated she felt the request met all the requirements and Mr. Bacon had met the concerns of the Board from the last meeting. Following further discussion, a motion was made by Mr. Sheetinger and seconded by Mrs. Melton that the Board accept the motion as presented for the sign on the Lewis Street facade and the sign would be as follows: Green leaves, white fruit and a brown trunk. Those voting in favor of the request were Mr. Lynch, Mrs. Melton, Mr. Sheetinger and Mr. Yount. Mrs. Stagner voted against the motion. The motion carried 4-1. Mr. Yount suggested to Mr. Bacon that he use NDO plywood and that the sign be mounted so it projects out slightly.

The third item of discussion was a request from the Kentucky Education Association (KEA) for the review of design plans for property located at the southeast corner of intersection of Fourth & Capital Avenue (Lots 4, 5, 6 & 7). Mr. Granville Coblin, Architect, was present and stated he had updated plans for the KEA building. Mr. Coblin stated he had measured the distance of houses around the KEA site to see how far back they were from Capital Avenue. The KEA building is 50', the Hagg house is 19 1/2' and the Mullins house is 23'. Mr. Coblin further stated he was planning to put a shield up so that the parking under the building would not be visible. Mr. Coblin stated the trees in front are continuous and will remain and they will also help shield the underneath parking. Mr. Coblin further stated that at the Board's request, he had put more white into the building (a white panel in front, gable ends and all trim work is in white). Mr. Coblin stated the structure will basically be in the middle of the lot. KEA is providing 45 parking spaces. Mr. Yount had many concerns on the structure, including the design (felt should be more contemporary), the mass and the setbacks. Mr. Yount felt the design did not conform to the Board guidelines. Mr. Yount felt a legal determination should be made as to whether the Board should use the old or the new Zoning Regulations. Mr. Hendrickson, President of KEA, spoke and stated he wanted the building to fit in the area as much as possible. John Gray, President of Historic Frankfort, stated that Historic Frankfort supported the design of the building. Mr. Sheetinger made a motion to get a legal judgement as to the Board's position on continuing with approval or disapproval of the project and the guidelines applied to this project. There was no second and Mr. Sheetinger withdrew his motion. Following lengthy discussion, a motion was made by Mr. Sheetinger "to accept the plan as submitted before this Board of the KEA building located at the corner of Fourth & Capital subject to continued review by the Architectural Review Board and all subsequent changes be brought to the Board." The motion was seconded by Mrs. Melton. Those voting in favor of the motion were Mr. Lynch, Mrs. Melton and Mr. Sheetinger. Those voting against the motion were Mrs. Stagner and Mr. Yount. The motion carried 3-2.

The next item of discussion was a request from Howard Norrell for the approval for the installation of a window at 226 W. Main Street. Mr. Norrell stated he replaced the transom windows because they were rotting and falling apart. He stated he could not find windows exactly like the original ones. Mr. Norrell has already installed the windows. Mrs. Stagner stated she did not like to make decisions on things that have already been done. The original transoms consisted of three equal sized panes. The ones Mr. Norrell put up are two small panes flanking one larger pane. Mrs. Stagner felt they were out of character. Following further discussion, a motion was made by Mrs. Stagner to accept the proposal provided the large window is divided half vertically and the material should match the profile of the other vertical mullions. The motion was seconded by Mr. Sheeting. Those voting in favor of the motion were Mr. Lynch, Mrs. Melton, Mr. Sheeting and Mrs. Stagner. Mr. Yount voted against the motion. The motion carried 4-1.

The final item of discussion was a request from Jeffrey Kell to renovate property located at 730 Shelby Street to an efficiency apartment. Mr. Jack Brady, who lives next door, was present and was not entirely opposed as long as it was one efficiency and not an apartment complex. Mr. Brady and Mr. Kell have a common driveway. The Board had concerns as to possible Planning Commission regulations concerning this request. Following further discussion, a motion was made by Mrs. Stagner and seconded by Mr. Yount to defer action on this request until the next meeting. The motion carried unanimously.

A motion was made by Mr. Sheeting and seconded by Mrs. Melton to adjourn. The motion carried unanimously.

A handwritten signature in cursive script, reading "William J. Lynch", is written over a horizontal line.

CHAIRMAN